109.0	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	703,800	/	703,800
USE VALUE:	703,800	/	703,800
ASSESSED:	703,800	/	703,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		REED ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FEYNMAN PAULA
Owner 2:	
Owner 3:	
Street 1:	40 REED ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FENYMAN CARL & -
Owner 2:	FEYNMAN PAULA -
Street 1:	40 REED ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,589 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1744 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5589.000	292,400		411,400	703,800
Total Card	0.128	292,400		411,400	703,800
Total Parcel	0.128	292,400		411,400	703,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.56 | /Parcel: 403.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	69491
GIS Ref	
GIS Ref	
Insp Date	10/17/18

!8528!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 109.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	292,400	0	5,589.	411,400	703,800	703,800	Year End Roll	12/18/2019
2019	101	FV	250,400	0	5,589.	405,500	655,900	655,900	Year End Roll	1/3/2019
2018	101	FV	212,700	0	5,589.	311,500	524,200	524,200	Year End Roll	12/20/2017
2017	101	FV	212,700	0	5,589.	293,800	506,500	506,500	Year End Roll	1/3/2017
2016	101	FV	185,700	0	5,589.	270,300	456,000	456,000	Year End	1/4/2016
2015	101	FV	174,200	0	5,589.	252,700	426,900	426,900	Year End Roll	12/11/2014
2014	101	FV	174,200	0	5,589.	232,700	406,900	406,900	Year End Roll	12/16/2013
2013	101	FV	174,200	0	5,589.	232,700	406,900	406,900		12/13/2012

PRINT

Date	Time
12/10/20	23:05:58

LAST REV

Date	Time
09/06/19	13:03:22
apro	
8528	

USER DEFINED

Prior Id # 1:	69491
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FEYNMAN CARL &,	68083-437		9/26/2016	Convenience	1	No	No		
RODEHORST JESSI	67837-443		8/18/2016		575,100	No	No		
SEUSING CHRISTO	56740-293		4/15/2011		416,000	No	No		
HOGAN ALICE B	48915-84		1/30/2007		394,200	No	No		
HOGAN HAZEL	17852-176		2/7/1987			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2016	1148	Addition	150,000	O				rear addition w/ki
4/9/2014	325	Redo Bat	7,500					
8/21/2006	701	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	Inspected	BS	Barbara S
9/13/2018	MEAS&NOTICE	CC	Chris C
3/15/2017	SQ Returned	EMK	Ellen K
6/13/2014	Info Fm Prmt	PC	PHIL C
6/27/2012	External Ins	BR	B Rossignol
3/3/2009	Measured	189	PATRIOT
12/3/2008	MLS	MM	Mary M
5/12/2007	MLS	HC	Helen Chinal
3/15/2000	Inspected	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5589		Sq. Ft.	Site		0	70.	1.05	6									411,371						411,400	

Total AC/HA:	0.12831	Total SF/SM:	5589	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	411,371	Spl Credit		Total:	411,400				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.25206423
Const Adj.:	0.99989998
Adj $ / SQ:	131.454
Other Features:	86612
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	359168
Depreciation:	66805
Depreciated Total:	292363

COMMENTS

136 S/F SOLD TO # 34 REED ST 6/30/94 PM.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3			Baths: 1				HB		

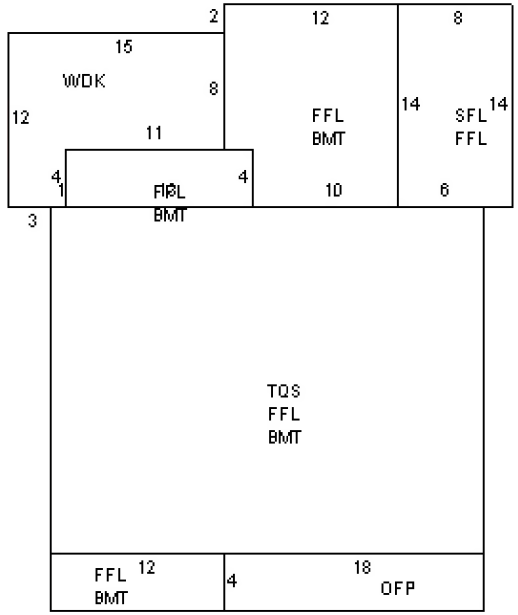
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	131.45
Special Features:	0	Val/Su Net:	99.73
Final Total:	292400	Val/Su SzAd	167.66

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,092	131.450	143,547
BMT	Basement	980	39.440	38,647
TQS	3/4 Story	540	131.450	70,985
WDK	Deck	136	13.350	1,816
SFL	Second Floor	112	131.450	14,723
OFP	Open Porch	72	39.410	2,838

Net Sketched Area:	2,932			Total:	272,556
Size Ad	1744	Gross Are	3112	FinArea	1744

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

109.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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